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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

**DATE:** October 9, 2014

**PLACE/TIME:** City Hall, Room 202  
7:30 p.m.

**ATTENDING:** Larry Schwirian, Chairman  
Don Lang, Member  
Laurie Malcom, Member  
Jeff Riklin, Member  
Jay Walter, Member  
Barbara Kurze, Commission Staff  
See Attendance List

**ABSENT:** Paul Snyder, Member  
Beth Corr, Alternate  
Jon Sales, Alternate

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The meeting was called to order at 7:30 pm with Larry Schwirian serving as Chair. Voting permanent members were L. Schwirian, D. Lang, L. Malcom, J. Riklin, and J. Walter. B. Kurze, Senior Preservation Planner, acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

**1007 Chestnut Street – Certificate of Appropriateness**

David Barbetta from Home Depot presented an application to replace all of the existing storefront windows and frames, two double hung windows and three doors (two at the corners and one on the second floor). The proposed work for the storefront windows included removing the aluminum frames and replacing them with Simonton vinyl triple-pane units. The frames would be two-by-fours wrapped with AZEK or PVC-coated aluminum. The intent was to match the existing windows as closely as possible. Vinyl replacement windows were proposed for the double hung windows. The doors would be fiberglass with core and full one light.

**Materials Reviewed:**

Assessor's map  
Photographs  
MHC Form B

Commission members stated that vinyl replacement windows would not be approved and that wood frame windows would be required. J. Riklin noted that this was an important historic building and that the windows were prominent; vinyl frames and AZEK trim would not be appropriate. D. Lang and J. Riklin proposed that the applicants work with a glass company to install the glass panels in wood frames. D. Barbetta commented that there was an issue getting a long-term warranty for the glass packs if they were not sold as a unit with the vinyl frames. J. Riklin stated that because the property was in the historic district, wood was required. D. Lang proposed that the applicants could present a design where the glass was broken down into small divisions similar to an 1880s storefront. D. Barbetta asked whether the Anderson 400 series was appropriate; Commission members stated that they would need to see a sample.

D. Barbetta explained that two of the doors that would be replaced with fiberglass doors were at the corners and one door was on the second story rear. All three doors were in full view. Two vinyl double-hung windows would be replaced. J. Riklin and D. Lang noted that the windows could be seen from Ellis Street. J. Riklin stated that the replacement windows would have to be wood double hung; he thought Brosco had been approved previously. D. Long noted that existing windows were painted wood and that was what was appropriate for the building and for the district; fiberglass would not be acceptable.

A copy of an email from the owners of 1005 Chestnut Street, Karen Lento Gazarian and Frank Gazarian was provided to the Commission members and entered in the record. K. and F. Gazarian opposed the proposed use of vinyl clad windows and fiberglass doors as the existing were wood and the existing windows were also true divided lights.

Commission members requested that the applicants come back to the Commission with a new proposal for wood replacement windows and doors, including a picture and details of the proposed door; and a new proposal for big picture windows with a wood-type frame, including a shop drawing. D. Barletta asked if aluminum frames would be acceptable for the picture windows; J. Riklin stated that the frames would need to be wood to match the rest of the building.

### **8 Rockland Place – Certificate of Appropriateness**

Owner Ronit Inbar presented an application to install two wooden gates; one would cut off access to Route 9 and the other would close the fence opening to the neighbor's property. The gates would match the existing fence.

#### **Materials Reviewed:**

*Assessor's map*

*Photographs*

J. Walter noted that the opening that accessed Route 9 was very wide and might require leaves or a fixed panel; he stated that the gate panels needed to match the fence. J. Riklin commented that the fence sections were two different heights, probably four feet and six feet, and that a six-foot high gate would be very unwieldy. J. Riklin motioned to accept the application as submitted with the proviso that the materials and design of the gates would match the existing fence. J. Walter seconded the motion. This motion was passed unanimously.

### **RECORD OF ACTION:**

**DATE:** October 9, 2014

**SUBJECT:** 8 Rockland Place - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 9, 2014 the Newton Upper Falls Historic District Commission, by vote of 5-0:

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 8 Rockland Place to install two wooden gates with the requirement that the materials and design of the gates will match the existing fence.

Voting in the Affirmative:

**Larry Schwirian, Chairman**  
**Jeff Riklin, Member**

**Donald Lang, Member**  
**Jay Walter, Member**

**Laurie Malcom, Member**

**18 Cliff Road – Certificate of Appropriateness**

Tim Schiefer presented an application to install two rear dormers with a small walk-out deck in-between the dormers.

Materials Reviewed:

*Assessor's map*

*Photographs*

*Plans*

*Elevations*

*Material specifications*

*MHC Form B*

J. Walter noted that the eave needed to be uninterrupted and that there were code limits on the size of the dormers. T. Schiefer stated that they could make the dormer smaller if necessary and asked whether the Commission would accept dormers. J. Walter commented that dormers could be acceptable but that the Commission would need dimensions and details to understand the size, scale and appearance; he stated that the dormers needed to be the proper scale and that the windows needed to be in keeping with the original building. He also commented that the rear dormer would not need to be centered. L. Schwirian noted that the front dormer was a shed dormer and that would be acceptable for the rear. J. Riklin noted that the front dormer was very small; Commission members commented that a larger dormer in the rear would be acceptable.

J. Riklin asked for a description of the exterior work required because of the recent fire so that Commission members could provide direction for that work. T. Schiefer stated that all of the windows would be replaced as would most of the siding and trim and that everything would match the existing. Cedar shingles, wood trim, wood windows (possibly aluminum clad), and CertainTeed asphalt roof shingles would be used. The details and profiles of the moldings, rakes, and trim were very simple. J. Riklin requested that the applicants provide details or enlarge the drawings so that the details were obvious.

**1009 Chestnut Street – Certificate of Appropriateness**

The Commission agreed to review an application to install a sign on the Ellis Street side of the building. Business manager Lynette Gittens presented an application to install an awning sign that would be mounted above the business entry door; the 20 inch by 48 inch by 12 inch steel awning frame would be mounted to the brick façade with Z clips and metal fasteners. The awning material would be forest green Sunbrella and the graphics would be white exterior grade sign paint.

Materials Reviewed:

*Assessor's map*

*Photographs*

*Sign plan*

*Sign specifications*

*MHC Form B*

Commission members asked about the signs in the front window which were not approved by the Commission. L. Gittens stated that those were not her signs; her business was located in the rear of the building. J. Walter and L. Malcom commented that the sign looked nice and was tasteful. B. Kurze stated that because the application was submitted at the meeting, the Commission members could vote on the application. A notice that the Commission had approved a change without a public hearing would be mailed to the abutters who would have 10 days to contest the decision. D. Lang recused himself as he was an abutter to the property. L. Malcom motioned to approve the application as submitted for a 20 inch by 48 inch by 12 inch steel awning frame covered in Forest Green Sunbrella; graphics would be painted white on awning material with exterior grade sign paint and the awning frame would be mounted to the brick building façade with Z clips and metal fasteners. J. Riklin seconded the motion. This motion was passed 4-0 with one abstention.

**RECORD OF ACTION:**

**DATE:** October 9, 2014

**SUBJECT:** 1009 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 9, 2014 the Newton Upper Falls Historic District Commission, by vote of 4-0:

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 1009 Chestnut Street to install a 20 inch by 48 inch by 12 inch steel awning frame covered in Forest Green Sunbrella; graphics will be painted white on awning material with exterior grade sign paint and the awning frame will be mounted to the brick building façade with Z clips and metal fasteners.

Advisory Note: This project will also require a building permit and a sign permit.

Voting in the Affirmative:

**Larry Schwirian, Chairman**  
**Jay Walter, Member**

**Laurie Malcom, Member**

**Jeff Riklin, Member**

Abstaining:

**Donald Lang, Member**

**Administrative Discussion:**

a) Approval of Minutes

The Commission approved the July 2014 minutes.

b) Newton Preservation Awards

B. Kurze announced that 68 High Street would receive a Newton Preservation Award.

c) Structures in the Public Way

B. Kurze advised Commission members that there had been issues with curbing installed in the Chestnut Hill Historic District. The Department of Planning and Development would develop a process to work with Engineering to address structures in the public way in local historic districts.

d) Project Compliance Issues

D. Lang stated that the new windows at 80-82 High Street were not SDLs. He requested that B. Kurze review the approved application to determine what windows had been approved and to advise the owner if there was an issue.

The meeting was adjourned at 8:45 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner